



melvyn  
**Danes**  
ESTATE AGENTS

Lugtrout Lane  
Catherine-De-Barnes  
Asking Price £390,000



Lugtrout lane is a sought after road on the outskirts of Solihull and is located a short car ride from the town centre.

Solihull Town Centre offers an abundance of shopping facilities as well as its own main line London to Birmingham Train Station providing commuter services. A station is also located in Hampton In Arden and at Birmingham International Train Station which are nearby. Close to Birmingham International is Birmingham Airport, NEC ,Resorts World and Junction 6 of the M42 motorway.

The property is set back from the main road behind a private driveway allowing parking for numerous vehicles.





Entrance Hall



A bright reception allowing access into the WC, Living/Dining Room and first floor. With ceiling light and wall mounted radiator.

WC



A fitted WC with toilet and wash basin, ceiling light and wall mounted radiator with window to side elevation.

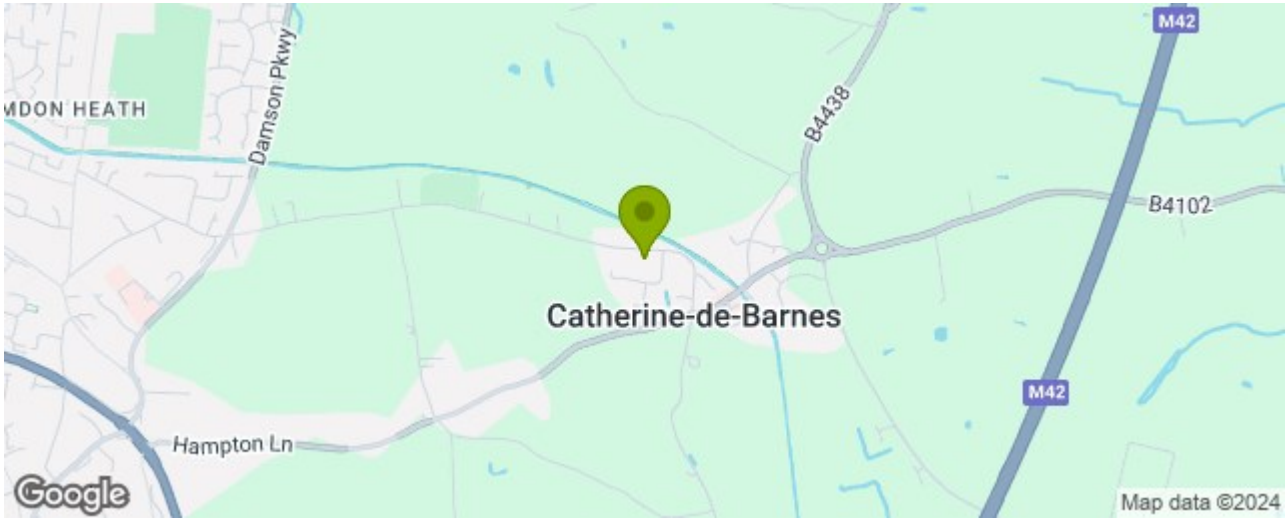




VIEWING  
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN  
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



406 Lugtrout Lane Catherine-De-Barnes Solihull B91 2TN  
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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